

January 9, 2012

PROJECT NARRATIVE

CHINESE JEHOVAH'S WITNESSES CHURCH – ROCKVILLE **SITE PLAN APPLICATION**

The subject property is comprised of two parcels of land owned by the Rockville, Maryland Congregation Of Jehovah's Witnesses and located in the City of Rockville at the intersection of Great Falls Road and Maryland Avenue. The property is zoned R-90, residential. The proposed "Place of Worship" use will be sited on a new lot to be created from the two parcels of land that consists of approximately 0.73 acres of land.

The proposed project complies with all requirements of the Zoning Ordinance as follows:

1. **Master Plan & Other plan regulations:**
The proposed development conforms to the building height, building setback, parking setback, lot coverage and front yard impervious standards required in the R-90 zone.
2. **Mixed Use Development Standards:**
The R-90 zone does not have a "Mixed Use" component.
3. **Landscape, Screening and Lighting Manual:**
The landscape and lighting plans which are part of the Applicant's submission show landscape plantings that provide the required parking lot screening and perimeter landscaping adjacent to public right of ways. Lighting fixtures, and their placement, were chosen because of their ability to provide lighting appropriate for the parking lot while not causing glare or spillage of light onto adjacent properties.
4. **Adequate Public Facilities Ordinance:**
The proposed church use will have minimal peak-hour trips as supported by the attached Comprehensive Transportation Review Statement, and will not have an impact on area schools.
5. **Parking:**
The base requirement for parking spaces for a place of worship is 1 space per 300 square feet. This 5,000 square foot building requires 18 parking spaces. The applicant believes that they will need more than 18 parking spaces base on experience from their other operating churches in the area. The project is designed with 34 on site parking spaces to meet this need. Bicycle racks and lockers will be provided on site as required.

6. Signs:
Identification entrance signs are proposed to be located at the access off of Maryland Avenue and Great Falls Road. These signs will be discreet and appropriate for its location.
7. Public Use Space:
The R-90 zone does not have a "Public Use Space" component.
8. Water & Sewer Information for Hydraulic Review:
Public water and sewer mains are available in the adjacent public streets. Private connections will be made to the existing public water and sewer mains located in Monroe Street. A private fire hydrant will be installed on site.
9. Green Building Regulations:
The proposed building is less than 7,500 s.f. and therefore; exempt from the City's Green Building Regulations.